

La Quinta

Inns • Inn & Suites

COPY

Scott V. Williams
Vice President and Asst. General Counsel
Telephone: (214) 492-6719
Facsimile: (214) 492-6500

April 2, 2004

Via FedEx

U.S. Environmental Protection Agency
Attn: Kelcey Land, Enforcement Specialist, ENF-RC
999 18th Street, Suite 500
Denver, CO 80202-2466

Re: Response of La Quinta Properties, Inc. to Request for Information Pursuant to Section 104 of CERCLA for the Vermiculite Intermountain Site (#08-GA) located in Salt Lake City, UT

Ladies and Gentlemen:

This letter provides the responses of La Quinta Properties, Inc. ("La Quinta") to the referenced Request for Information. The number of each paragraph below corresponds to the number of the question in the Request for Information.

1. Scott V. Williams
909 Hidden Ridge, Suite 600
Irving, TX 75038
Telephone: (214) 492-6719
Facsimile: (214) 492-6500
2. Scott V. Williams
909 Hidden Ridge, Suite 600
Irving, TX 75038
Telephone: (214) 492-6719
Facsimile: (214) 492-6500
3. La Quinta Inns, Inc., a Texas corporation, acquired certain real property and improvements (the "La Quinta Property") on May 7, 1998 from the Van Cott, Bagley, Cornwall & McCarthy Profit-Sharing Trust and on June 30, 1998 from Michele E. Scott, Robert F. Edwards, Jr., Kathryn Edwards-Repka, now known as Kathryn Edwards Robinson, and Kerry Edwards. Of the foregoing sellers, La Quinta has only the following addresses:
 - 1) David E. Salisbury, Stephen D. Swindle and Jerry L. Brown, Trustees of the Van Cott, Bagley, Cornwall & McCarthy Profit-Sharing Trust, 50 South Main Street, Suite 1600, P.O. Box 45340, Salt Lake City, Utah 84145-0340



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2) Robert F. Edwards, 1565 Adrian Road, Burlingame, California 94010

The La Quinta Property is comprised of the parcels of land described in the deeds by which La Quinta acquired the La Quinta Property (deeds are attached hereto as Exhibit 1). The current owner of the La Quinta Property is La Quinta Properties, Inc., a Delaware corporation. La Quinta Properties, Inc. is the successor by merger to Meditrust Corporation, which was the successor by merger to La Quinta Inns, Inc., a Texas corporation.

4. To the knowledge of the undersigned, no.
4. La Quinta currently leases the parking lot portion of the La Quinta Property to Ampco System Parking pursuant to the lease agreement attached hereto as Exhibit 2. The contact information for Ampco System Parking is: Scott Snow or Stephen E. Long, Ampco System Parking, 175 S. Main Street, Suite 250, Salt Lake City, UT 84111.
5. Not applicable.
6. No, La Quinta acquired the La Quinta Property through a purchase transaction.
7. Not applicable.
8. La Quinta obtained two owner's policies of title insurance in connection with La Quinta's acquisition of the La Quinta Property. A copy of each owner's policy of title insurance is attached hereto as Exhibit 3. The undersigned was unable to locate a copy of a title search, but a title search may have been obtained in connection with the issuance of the owner's policies of title insurance. A chain of title report was obtained as part of the Phase I Environmental Site Assessment obtained by La Quinta (see Response No. 9 below). To the knowledge of the undersigned, La Quinta did not obtain an appraisal of the La Quinta Property in connection with its acquisition.
9. To the knowledge of the undersigned, prior to La Quinta's purchase of the La Quinta Property, La Quinta contracted with a third-party company to conduct the following environmental site assessments:
 - a. Phase I Environmental Site Assessment dated July 21, 1997 prepared by Western Technologies, Inc.
 - b. Limited Phase II Site Characterization dated August 8, 1997 prepared by Western Technologies, Inc.
 - c. Groundwater Characterization dated October 7, 1997 prepared by Western Technologies, Inc.

A copy of each of the referenced environmental site assessments is attached hereto as Exhibit 4. The referenced environmental site assessments do reveal the presence of contaminants on the La Quinta Property, but not contaminants the subject of the pending

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investigation by The United States Environmental Protection Agency (the "EPA") for the Vermiculite Intermountain Site (vermiculite ore/asbestos).

10. To the knowledge of the undersigned, La Quinta's knowledge about previous uses of and environmental conditions at the La Quinta Property at the time La Quinta acquired it consisted only of those uses and conditions identified in the environmental site assessments attached hereto as Exhibit 4.
11. To the knowledge of the undersigned, no.
12. To the knowledge of the undersigned, the following business activities have been conducted on the La Quinta Property since the date acquired by La Quinta:
 - a. Ampco System Parking currently conducts a paid non-attended parking lot business on the La Quinta Property pursuant to its lease with La Quinta (see Response No. 4 above). Ampco System Parking has been conducting its parking lot business on the La Quinta Property since the date acquired by La Quinta.
 - b. The Salt Lake Organizing Committee for the Olympic Winter Games of 2002 used the building located on the La Quinta Property for office and staging activities related to the 2002 Olympic Games from November 1, 2001 until March 20, 2002 pursuant to a Lease Agreement dated November 19, 2001.
13. To the knowledge of the undersigned, La Quinta has made no changes to the La Quinta Property since it acquired it.
14. Until now, to the knowledge of the undersigned, La Quinta was not aware of the hazardous substances at the site that are the subject of the EPA's pending Vermiculite Intermountain Site investigation. Accordingly, La Quinta had not previously taken any steps to stop any release of such hazardous substances or to prevent human or environmental exposure to such hazardous substances on the La Quinta Property. La Quinta was recently advised by the EPA that vermiculite dust appears to have been detected in the vacant building currently located on the La Quinta Property. Upon receiving this information, La Quinta restricted access to that building until La Quinta receives confirmation of that advice from the EPA and the EPA's recommendations regarding those substances.
15. To the knowledge of the undersigned, as indicated in Response No. 14, La Quinta was not previously aware that vermiculite dust/asbestos was on the La Quinta Property. As a result of receiving the environmental site assessments attached as Exhibit 4, La Quinta was aware that the building on the La Quinta Property was constructed with certain non-friable asbestos-containing building materials (flooring tile, joint compound and roofing materials).
16. To the knowledge of the undersigned, La Quinta was not aware of any of the subject vermiculite/asbestos contamination at the La Quinta Property or that someone else so

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contaminated the La Quinta Property or other portions of the site in the past prior to being advised of same by the EPA in connection with the subject investigation.

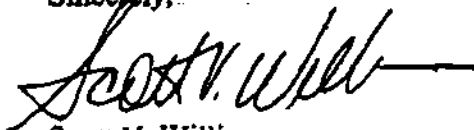
17. To the knowledge of the undersigned, La Quinta has received no requests from local, state or federal officials requesting cooperation, information or access except for requests received from the EPA in connection with the present investigation. La Quinta has fully cooperated with the EPA's requests.

18. Not applicable.

19. To the knowledge of the undersigned, La Quinta did not become aware of any of the subject contamination on the La Quinta Property prior to being notified of same by the EPA.

Each of the foregoing responses is being provided by the undersigned on behalf of La Quinta Properties, Inc. If you have any questions in regard to the foregoing responses, please feel free to contact the undersigned.

Sincerely,



Scott V. Williams

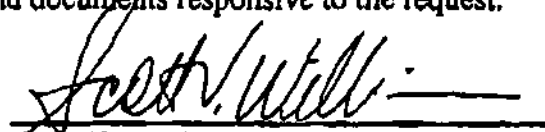
SVW:gh

Enclosures

NOTARIZED CERTIFICATE

I, Scott V. Williams, having been duly sworn and being of legal age, hereby state:

1. I am the person authorized by La Quinta Properties, Inc. to respond to the Environmental Protection Agency's (EPA's) request for information concerning the Vermiculite Intermountain Site near Salt Lake City, Utah.
2. To my knowledge, I have made a complete and thorough review of all documents, information and sources in our possession relevant to the request.
3. I hereby certify that, to my knowledge, the attached response to EPA's request is complete and contains all information and documents responsive to the request.



Scott V. Williams
Vice President and Asst. General Counsel

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Subscribed and sworn to me this 2nd day of April, 2004.



Glenda G. Henderson
Glenda G. Henderson, Notary Public
My Commission Expires: 1/22/07
My address is: 5927 Goliad Avenue
Dallas, TX 75206